



## The Deerings Harpden, AL5 2PF

Thoughtfully refurbished & extended to an exceptional standard. In order to fully appreciate both the proportions and quality of this single storey home, viewing is imperative.

**Guide price £1,675,000**

# The Deerings

Harpden, AL5 2PF



- Newly refurbished & extended
- Vaulted living space
- Incredible quality throughout
- Council Tax Band G
- 4 bedrooms & 3 bathrooms
- Large garage & parking
- Professionally landscaped gardens
- Fabulous single storey living
- Quiet West Common setting
- Measuring almost 2400 Sq Ft

## Entrance Hall

## Kitchen / Dining Room

15'9" x 16'4" (4.82m x 4.99m)

## Utility Room

9'2" x 7'8" (2.81m x 2.35m)

## Living Room

16'4" x 23'7" (5m x 7.20)

## Snug

8'0" x 7'11" (2.44m x 2.42m)

## Family Room

19'6" x 12'6" (5.96 x 3.82)

## Bedroom One

15'8" x 10'8" (4.79 x 3.26)

## Dressing Room

11'6" x 7'7" (3.53m x 2.32m)

## En-Suite Bathroom

## Bedroom Two

14'1" x 10'11" (4.31m x 3.34m)

## En-Suite Bathroom

## Bedroom Three

12'4" x 7'8" (3.77m x 2.34m)

## Bedroom Four / Study

12'4" x 7'7" (3.77m x 2.33m)

## Family Bathroom

## Garage

17'3" x 18'4" (5.28m x 5.61m)





## Floor Plan



Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			